

May 25, 2010

**Revised Site Plan:** Stewart Creek Business Center, Block A, Lot 4 (SP10-0008)  
**Owner(s):** Jay Allison

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**DESCRIPTION:**

A private indoor automobile storage building on one lot on 1.5± acres located east-southeast along the cul-de-sac bulb of Genesis Court, 500± feet east of Dallas Parkway. Zoned Industrial. Neighborhood #21. RC

**REMARKS:**

**Reason for Revision:** To extend and loop a fire lane, access and utility easement, relocate a dumpster enclosure, and add other easements necessary for development.

**Access:** Access is provided from Dallas Parkway via Genesis Court.

**Cross Access:** This lot was developed first within this development and was done so without cross access. Subsequent developments do have cross access. The need for cross access is not detrimental to the approval of this development.

**Parking:** Parking is adequate.

**Open space:** Open space is adequate.

**Tree Preservation:** The site does not contain any protected trees.

**Landscape Plan:** A landscape plan has been submitted for staff review.

**Façade Plan:** A façade plan is not required as no major exterior changes have been made.

**Screening:** Screening is not required.

**Additional Information:** The site plan contains off site easements to be recorded prior to construction. The revised site plan conforms to the previous site plan approved by the Planning & Zoning Commission on August 19, 1998.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Staff approval of the landscape plans.
2. Dedication of off-site water and drainage easements prior to construction.
3. Additions and/or alterations resulting from Engineering Services' review of construction plans.
4. Approval and recordation of a final plat prior to Final Acceptance.